

TEXAS TRANSPORTATION COMMISSION

BEXAR County

MINUTE ORDER

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SAN ANTONIO District

In BEXAR COUNTY, on US HIGHWAY 281, a designated controlled-access highway, the State of Texas acquired certain land for highway purposes by instruments recorded in Volume 7545, Page 706, Deed Records of Bexar County, Texas, and in Volume 6823, Page 569, Deed Records of Bexar County, Texas, with denial of access to the abutting remainder properties as described in the instrument.

Evander Partners, the current owner of the abutting property, has requested that access to and from the southbound frontage road of US 281 be permitted along their east property line at a new access point described in Exhibit A.

Transportation Code, §201.103, empowers the Texas Transportation Commission (commission) to plan and make policies for the location, construction, and maintenance of a comprehensive system of state highways and public roads.

Transportation Code, §203.002, authorizes the commission to lay out, construct, maintain and operate a modern state highway system with an emphasis on the construction of controlled-access highways.

Transportation Code, §203.031, authorizes the commission to designate locations on a controlled-access highway at which access to or from the highway is permitted and determine the type and extent of access permitted at each location.

NOW, THEREFORE, the commission finds that the new access point will not compromise the mobility, safety or operation of the existing state highway facility, and designates the new access point as a location where ingress and egress are permitted to and from the southbound frontage road of US 281.

IT IS FURTHER ORDERED by the commission that the executive director or his designee is hereby authorized to execute any necessary documents containing terms consistent with the provisions of this order.

Submitted and reviewed by:

Rene Garcia, P.E.  
Director, Design Division

Recommended by:

[Signature]  
Executive Director

**114113 0073014**

Minute  
Number

Date  
Passed

County:            Bexar  
R.O.W. CSJ    8015-1-9

**FIELD NOTES  
FOR**

An "Access Line" permitting access to the adjacent property along U.S. Highway 281, situated in the Robert Patton Survey No. 1, Abstract No. 599, New City Block 8682 and New City Block 8680 in the City of San Antonio, Bexar County, Texas and being the common boundary line between that certain Warranty Deed conveyed to Evander Partners recorded in Document Number 20130206063 of the Official Public Records of Bexar County, Texas and the west right-of-way line of U.S. Highway 281 described in Judgment Deed recorded in Volume 7545, Page 706 of the Deed Records of Bexar County, Texas and in Deed for Controlled Access Highway Facility recorded in Volume 6823, Page 569 of the Deed Records of Bexar County, Texas and as depicted on pages 2-5 of the State of Texas State Highway Department Final Map, Account Number RW 8015-1-9, Project Designator 3190, Part V (Roman numeral 5), approved March 31, 1966, with said "Access Line" being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found Texas Department of Transportation Type II monument in the south right-of-way line of Jones-Maltsberger Road, a northwest corner of an approximate 0.643 acre tract of land, Tract 4, recorded in that certain Warranty Deed conveyed to Evander Partners in Document No. 20130206063 of the Official Public Records of Bexar County, Texas, a southwest cutback corner at the southwest intersection of said Jones-Maltsberger Road and said U.S. Highway 281, at station 451+64.47, 269.76 feet left of the centerline of said U.S. Highway 281;

THENCE:        S 89°31'07" E, along the north line of said Evander Partners tract, with said cutback line, a distance of 32.72 feet to a point, the east end of said cutback corner, the northeast corner of said Evander Partners tract, in the west right-of-way line of said U.S. Highway 281, at station 451+50.92, 240.00 feet left of the centerline of said U.S. Highway 281;

THENCE:        S 23°39'36" E, continuing along the east line of said Evander Partners tract, the west right-of-way line of said U.S. Highway 281, the west line of that certain called 2.9018 acre tract conveyed to the State of Texas recorded in Volume 6239, Page 380 of the Deed Records of Bexar County, Texas, in which access

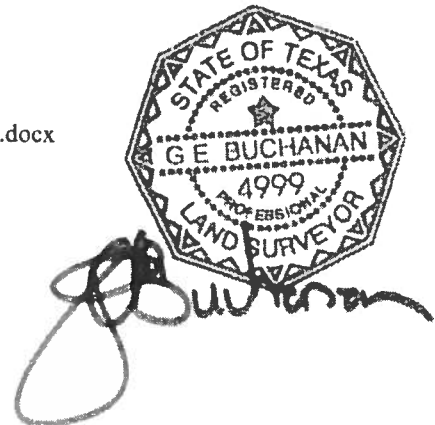
## EXHIBIT A

is denied, a distance of 213.00 feet to an angle point in said Evander Partners tract and the west right-of-way line of said U.S. Highway 281, at station 449+38.19, 239.75 feet left of the centerline of said U.S. Highway 281, from which a found  $\frac{1}{2}$ " iron rod bears N 36°30'37" E, a distance of 0.23 feet;

THENCE: S 29°35'38" E, continuing along the east line of said Evander Partners tract, the west right-of-way line of said U.S. Highway 281, a distance of 81.42 feet to a set  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" for the POINT OF BEGINNING of the herein described "Access Line", at station 448+57.09, 231.55 feet left of the centerline of said U.S. Highway 281;

THENCE: S 29°35'38" E, continuing along the east line of said Evander Partners tract, the west right-of-way line of said U.S. Highway 281, a distance of 100.00 feet to a set  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson", the END of said "Access Line" at station 447+57.62, 221.23 feet left of the centerline of said U.S. Highway 281, from which a found Texas Department of Transportation Type II monument with a missing disc, at station 441+96.66, 162.99 feet left of the centerline of said U.S. Highway 281, bears S 29°35'38" E, a distance of 563.85 feet. Said "Access Line" being described in accordance with a survey made on the ground and a survey description and map prepared under job number 7401-04 by Pape-Dawson Engineers, Inc.;

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: October 1, 2014  
REVISED: October 8, 2014  
REVISED: October 20, 2014  
JOB NO. 7401-04  
DOC. ID. N:\CIVIL\7401-04\WORD\7401-04 FN N ACCESS LINE.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00

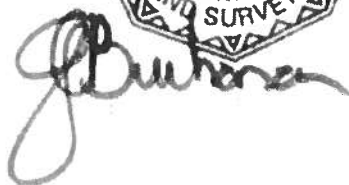




1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



EXHIBIT A



**PAPE-DAWSON  
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.575.9000

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

REVISED: OCTOBER 20, 2014  
REVISED: OCTOBER 8, 2014  
OCTOBER 1, 2014

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JOB No.: 7401-04